

MARTINSVILLE PLAN COMMISSION
MEETING MINUTES
April 26, 2005

Chairman David Barger called the regular April Meeting of the Martinsville Plan Commission to order at 7:00 PM on Tuesday, April 26, 2005, in the Council Chambers of City Hall, Martinsville, IN.

ATTENDANCE: Those members present were:

David Barger, Chairman
Douglas Arthur
Terry Collier
Ross Holloway
Grady Howard
Mike Kirsch
Marilyn Siderewicz, Secretary
Joanne Stuttgen
David Trout, Vice Chairman
Richard Walters
Tom Williams
Rod Bray, Attorney

MINUTES:

The minutes of the March 22, 2005, meeting were approved upon a motion by Richard Walters and a second by Doug Arthur. Motion passed unanimously.

P-05-04-01. Theron "Skip" Arnold, 430 Blue Bluff Ridge, Martinsville, IN.
Requested a minor plat of approximately 12.776 acres located at 430 Blue Bluff Ridge, creating two lots.

Attorney Rod Bray stated that the necessary notification and verification papers were in order.

Bob Griffin, 8465 Goldie Lane, Martinsville, IN, made the presentation to the Commission. Mr. Griffin said there is an existing residence on Lot #1. Access would be from Blue Bluff Road. And easement from Lot #2 would serve as access to Lot #1. Utilities are in place.

City Engineer Ross Holloway said he had two issues. The 50 ft. easement needs to be incorporated in the plat with the 12 ft. setback off of easement on Lot #1 and copies of soil and septic approval need to be presented.

REMONSTRATORS: None.

MOTION:

Grady Howard made a motion to grant the minor plat approval of approximately 12.776 acres located at 430 Blue Bluff Ridge, creating two lots, as requested by Theon "Skip" Arnold. The motion was seconded by Terry Collier and passed unanimously.

P-05-04-02. Grand Valley Development, LLC, 636 E. North Street, Indianapolis, IN. Requested to amend the preliminary land use plan for the portion of the Grand Valley Center that lies south of Grand Valley Blvd. Also, change the zoning from PUD (Planned Unit Development) to PUD-E (Planned Unit Development – Mixed Use).

Ross Drapalik made the presentation to the Commission. Mr. Drapalik distributed drawings of the area. The entire property will be used for commercial. There are sizable detention areas. This had originally been zoned PUD with multiple uses. Mr. Holloway stated that he would prefer not to rezone.

Ross Holloway stated the area had been zoned PUD in 1994. However, the PUD-E would allow mixed use with more variation. The PUD-E would fall under new standards (re-establish pre-arranged conditions). He felt the area should be changed with progress. Mr. Holloway said the set backs in the original PUD were fine. Mr. Holloway further stated the developer should do what is best for the community.

Douglas Arthur said he felt it was a good move and a change in times.

Grady Howard did not feel a fee should be charged since the request for change is by the city. He also questioned if the change would stop the project. Mr. Drapalik said no it would not change the project.

REMONSTRATORS: None.

Discussion followed with Mr. Drapalik asking if the commercial/subdivision standards could be kept as they were under the original plans and enforce only the infrastructure standards. The Commission agreed with this proposal.

Two motions were needed for the submitted requests.

MOTION:

Ross Holloway motioned to recommend the zoning change from PUD to PUD-E with the setbacks as previously set for the Grand Valley Center. The motion was seconded by David Trout and passed unanimously.

MOTION: Ross Holloway made a motion to amend the preliminary land use plan for the portion of the Grand Valley Center that lies south of Grand Valley Boulevard. The motion was seconded by Grady Howard and passed unanimously.

P-05-04-03. Grand Valley Development, LLC, 636 E. North Street, Indianapolis, IN.
Requested final plat approval for Section 6 in the Grand Valley Center located at State Road 37 South and Grand Valley Blvd.

Ross Drapalik made the presentation to the Commission. This would involve lots 20 and 21. This section is to be known as "The Shoppes at Grand Valley Center." The development would be for shops and a proposed restaurant. Lot 20 would have access easements. Artesian Avenue lines up with the Wal-Mart entrance. Mr. Drapalik was seeking only plat approval. He will return at a later date for a site and storm-water review.

REMONSTRATORS: None.

City Engineer Holloway said that everything looked to be in order, and he had no further comments.

MOTION:

Terry Collier moved to recommend final plat approval for Section 6 in Grand Valley Center located at St. Rd. 37 S and Grand Valley Boulevard. The motion was seconded by Richard Walters and passed unanimously.

P-05-04-04. John Michael Miles, 225 Hillview Drive, Martinsville, IN.
Requested to change the zoning from B-2 (Retail Business) to B-3 (General Business) at property located at 601 Morton Avenue (the old Dairy Queen building).

The request was withdrawn prior to the meeting.

P-05-04-05. Splash-N-Dash Carwash, c/o Danny Gayde, 3150 Rand Road, Indianapolis, IN.

Requested site plan approval for the construction of a carwash, located on Lot #9 (Flagstone Drive) in the Grand Valley Center, Section Five.

Mr. Ross Drapalik made the presentation to the Commission. Mr. Drapalik stated the carwash would be located on Lot #9 in Grand Valley Center, Section Five. The carwash is a combination of self-service bays, two automatic bays, and a covered interior detail area. A picture of the proposed sign was presented.

REMONSTRATORS: None.

Mr. Ross Holloway, City Engineer, said the layout and setbacks were good. He recommended landscaping.

MOTION:

David Trout moved to recommend the site plan approval for construction of a carwash located on Lot #9 in the Grand Valley Center, Section Five. The motion was seconded by Tom Williams and passed unanimously.

P-05-04-06. Rockmakers, Inc., c/o Boren, Oliver, and Coffey, 59 N. Jefferson Street, Martinsville, IN.

Requested a determination by the Martinsville Plan Commission as to the manner in which mineral extractions (gravel pit) will affect the master use plan for the City of Martinsville.

Attorney Dale Coffey represented Rockmakers, Inc., and made the presentation to the Commission. Mr. Coffey gave a brief review of what has happened regarding his client. Mr. Coffey had made this same request of the Plan Commission in June 2003 and it had been determined that this venture would not adversely affect the city's Master Plan. The area is currently used as agriculture. It will be necessary to go before the Board of Zoning Appeals for a special exception for a gravel pit. The special exception request had been turned down previously and a determination by the court system ruled that the Board of Zoning Appeals could not deny the use as a gravel pit but could impose certain restrictions.

REMONSTRATORS: None.

Mr. Holloway said the area in question is zoned Agriculture and mineral extraction is an allowed use of the land.

MOTION:

Doug Arthur moved that mineral extraction would not adversely affect the master plan use for the City of Martinsville. The motion was seconded by Ross Holloway and passed with eight votes in favor and three votes in opposition. David Barger, Terry Collier, and Richard Walters cast the three negative votes.

OTHER BUSINESS:

Joanne Stuttgen asked if the activity going on at 910 East Washington Street had been checked. Chairman Barger asked Attorney Bray to follow up on this matter and report back at the next month's meeting.

David Trout told the Plan Commission that the Downtown Revitalization Committee hopes to have a public hearing meeting in June and an ordinance ready by July.

City Engineer Ross Holloway said he is on a planning committee for I-69. He praised the city council for not giving in to pressure from the group that is against the Indiana 37

corridor from Indianapolis to Bloomington. Mr. Holloway said none of the interchanges or frontage roads have been decided and they must tackle land use plans for the buffer zone. He further stated that the committee wants input from Martinsville and other cities along the route on where they want industrial and commercial growth. This will determine the size and width of the interchanges and utilities and residential areas around them.

ADJOURNMENT: There being no further business, the meeting adjourned.

NEXT MEETING: The next scheduled meeting will be at 7:00 PM, Tuesday, May 24, 2005.

David Barger, Chairman

Marilyn Siderewicz, Secretary

Douglas Arthur

Grady Howard

Rod Bray, Attorney

Richard Walters

Ross Holloway

Joanne Stuttgen

David Trout, Vice-Chairman

Tom Williams

Mike Kirsch

Terry Collier